

EXHIBIT D

PRESIDENT'S CLUB SPECS AND FINISHING LIST

Presidents Club — MEP Systems

HVAC

1. The HVAC system will be a DX split system, heat pump with electric auxiliary heat. The fan/coil unit will be mounted horizontally above the ceiling. The remote condensing unit will be located outdoors on the roof.
2. Provide a 15 ton fan/coil unit and matching condensing unit.
3. Provide insulation, hangers, dryer, vibration isolation spring bangers, precharged refrigerant piping, etc. for a complete system.
4. The fan/coil unit shall be equipped with an economizer cycle with outside air ductwork and relief duct work extending to the exterior.
5. Supply air will be adjusted to 6000 cfm, distributed thru rectangular, lined ductwork, Provide 25 supply diffusers, connected with insulated flex ductwork and tapped to the main with "spin-in" balancing taps.
6. Return air will be thru an architectural opening to an open return plenum.
7. Toilet exhaust will be 140 cfm for the Men's and 210 cfm for the Woman's restrooms. There will be one exhaust register in the Men's and Women's restrooms.
8. Exhaust ductwork will be rectangular sheet metal, extended to the east wall and connected to a wall type exhaust fan located 10 feet from all intakes.
9. Provide 1-1/4" condensate drainage piping, Insulated, and discharge into a mop sink located in the janitor's closet. The secondary drain pan will be equipped with a water detector "kill switch".
10. Provide one electronic thermostat controlled by the energy management system in the DPAC. Provide carbon dioxide sensor for demand control ventilation. Provide an air side economizer system per code.
11. Provide duct mounted smoke detectors in the supply and return ductwork.

PLUMBING

1. Water closets will be flush valve type, wall mounted, flush valves will be battery operated, infrared, automatic operation — Zurn or equal.
2. Lavatories will be countertop mount, faucets will be battery powered, infrared, automatic type with chrome finish – Sloan or equal.
3. Water heaters will be electric, instantaneous, wall mounted under the counter type. Provide one water heater for the Men's and one for the women's restrooms.
4. Sanitary sewer will be cast iron, 4", originating in the hotel and being extended to the Presidents Club restrooms. A 4" vent will discharge thru the roof
5. Provide a 2" floor drain in each restroom. All floor drains shall be equipped with a trap primer.
6. Cold water will be insulated copper, 2", originating at a dedicated water meter and service. Provide a brass, city water per city requirements.
7. Provide all ball valves, shock arrestors, insulation, hangers, cast iron carriers, floor drains, hub drain, etc. for a complete system.

ELECTRICAL

1. Provide power to the Presidents Club proper per Riser 01 on Sheet E6.00. Locate the new panelboard "LPC" in Electrical Closet on the second floor.
2. Lighting fixtures will be recessed fluorescent can downlights, open trim, clear alzak baffle, 32 watt quad tube fluorescent, vertical lamp, dimming ballast. Install 30 on these units — equally spaced throughout the space.
3. Lighting controls will be per the IECC using a dimming system in the Presidents Club for automatic shutoff. Provide a dimming system for the fixtures in the "Daylight Zone." Provide dual technology motion sensors for the lights in the restrooms.
4. Provide 35 duplex receptacles equally spaced thought the space. Provide 20 branch circuits to serve the receptacles
5. Provide 3 phase power for the fan/coil unit
6. Provide 3 phase power for the remote condensing unit — 15 ton.
7. Provide 120 volt power for the toilet exhaust fan — 1/2 hp.

8. Provide power, 208 v, 1 phase, 7.0 kw each to two (2) under counter water heaters,
9. Provide 3 phase power for the elevator — 15 hp (to be verified with vendor)
10. Provide 120 v control power and dedicated phone line to the elevator control package.
11. Provide three (3) data drops to three locations for the “POS” system; location to be determined.
12. Provide nine (9) telephone/data drops to nine locations; location to be determined.

NOTES:

1. All MEP penetrations between the Presidents Club and the adjacent Hotel or DPAC shall be fire proofed.
2. Roof drains and overflows will be part of the Hotel contract.

Presidents Club— Finishes

FINISHES — Same or similar to Existing Presidents Club finishes

- Walls: Exterior — Glass/Gypsum Board-Painted Interior - Gypsum Board-Painted
Interior Columns — Concrete Skim Coated and Painted
Intumescent Paint over 8” Round Steel Columns
- Floors: Combination Hard Wood/Carpet
Carpet — Same or similar to existing Presidents Club carpet
Tuva Looms by Bloomsburg Carpet Industries, Inc.
Design: TL3938 #1
Color: Red
Fiber: 100% Zeftron Nylon
Weave Type: Velvet
Hard Wood — 3.25” Wide White Oak Hardwood Flooring, Riff & Plain Cut with Clear Finish
- Lower Lobby/Elevator Floors:
Slate Tile
Cut: As selected by Architect.
Color and Finish: Daltile S201 Brazilian Gray
Edges: Eased.
Module Size: 12 by 12 inches.
Nominal Tile Thickness: 3/8 inch, unless otherwise indicated or required.

Joint Width: 1/8 inch.

Ceilings: Acoustical Panel Ceiling - Beveled Tegular - Same or similar to existing Presidents Club
2x2 Armstrong World Industries, Inc. "Cirrus Open Plan #589" or a comparable product
Color: White.
Edge/Joint Detail: Reveal sized to fit flange of exposed suspension system members.
Thickness: 3/4 inch.

4x4 Hunter Douglas Architectural Products "Techstyle" or a comparable product
Color: White,
Edge/Joint Detail: Reveal sized to fit flange of exposed suspension system members.
Thickness: 1.125 inches.
Modular Size: 48 inches x 48 inches.
Antimicrobial Treatment: Fungicide based
Gypsum Board

Lighting Fixtures:
Same or similar to existing Presidents Club
Recessed Troffers — (Back of house Spaces) – 2'x4'x4-1/4" High Fluorescent static troffer. Flush door regressed aluminum. White steel Housing.

Cans — 8" Diameter Recessed Compact Florescent Down light

Utility Room Lights – 4' Long heavy gauge steel. Die embossed reflector.
Aperture uplight reflector, White finish.

Cabinets: Same or similar to existing Presidents Club
Wood Veneer Bases – Anigre, To Match Architect's Sample
Granite Countertops w/Self Service Area – to Match Architect's Sample
Movable Bars: 3 - by Owner FF&E

Shades: Electro 1/Extended Electroshade (by MechoShade) with optional 5" removable closure and closure mount.
Deduct Alternate: Manual Mecho/5 Pocket with optional snap loc fascia (white) and optional mounting angle
Fabric: Thermo Veil Dense Basket Weave 1513 Grey 3% Open.

Presidents Club Restroom — Finishes

FINISHES — Same or similar to Existing DPAC Restroom finishes

- Walls:** Gypsum Board-Painted
Mirrors
Glazed Wall Tile; To 6' 8 on wet walls
Flat tile as follows;
Module Size: 4-1/4 by 4-1/4 inches.
Color: White.
- Floors:** Slate Tile
Cut: As selected by Architect.
Color and Finish: Daltile S201 Brazilian Gray
Edges: Eased.
Module Size: 12 by 12 inches.
Nominal Tile Thickness; 3/8 inch, unless otherwise indicated or required.
Joint Width: 1/8 inch.
- Ceilings:** Acoustical Panel Ceiling - Beveled Tegular -. Same or similar to existing Presidents Club
Armstrong World Industries, Inc. "Cirrus Open Plan #589" or a comparable product
Color: White.
Edge/Joint Detail: Reveal sized to fit flange of exposed suspension system members
Thickness: 3/4 inch.
- Lighting Fixtures:**
Same or similar to existing DPAC Restrooms
Recessed 1-Lamp T8 Fluorescent Open Slot Aperture Asymmetric Linear
Wallwash Luminaire In Nominal 2', 3', 4' Lengths to Form Continuous
Lighted Length
Cans — Recessed 8" Diameter Triple Tube Amalgam Compact Florescent
Open Aperture Downlight Luminaire
- Vanities:** Same or similar to existing DPAC Restrooms
Plam Bases – "Nevamar" S6020T Gunmetal Textured
Granite Countertops – Glacier White to Match Architect's Sample
- Toilet Enclosures:**
Same or similar to existing DPAC Restrooms
Stainless Steel
Finish: No. 4 bright, directional polish on exposed faces
Braclets (Fittings):
Full-Height (Continuous) Type: Manufacturer's standard design; stainless steel.

Plumbing Fixtures:

w/ Electronic Flush Valves- Same or similar to existing DPAC Restrooms:
Water Closet - Zurn Z5610 Wall Mounted Siphon Jet, Elongated, Vitreous
China Water Closet, 1.6 GPF
Valve — Sloan Electronic Flush Valves
Carrier – Zurn Z 1203-N4-50 —Individual Water Closets
Seat - Church Model 9500C Elongated, Open Front, Extra Heavy Weight,
Molded In Bumpers
Lavatory — Zurn Z5 114 Counter Mounted Lavatory, 20”x1 7”, Vitreous China
Metering Faucet — Sloan Valve Company Optima Plus ETF-80- Sensor Operated Faucet
with ETF-460-A Chrome plated brass grid strainer with 1 ¼” Outlet Tube, Cast Brass
P-Trap, 17 Gauge Wall Bend
Supply — Two - Zurn Z8SO3LK Chrome Plated Brass Angie Stop with Loose Key
Riser — Two — Zurn Z8973 Chrome Plated Copper Flexible Riser